

WARRANTY DEED

This deed of conveyance this day made by the undersigned, WAYNE L. SMITH, hereinafter referred to as the GRANTOR, and LYNN M. LEATHERWOOD, a Single Person, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

TRACT 1:

Lot 221, Section B, Bridgetown Subdivision, as shown on plat recorded in Plat Book 14, Pages 38-44, in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Section 23, Township 2, Range 7 West.

TRACT 2:

Beginning at the northeast corner of Lot 221, of Section B, the Bridgetown Subdivision as recorded in Plat Book 14, Pages 38-44, in the Chancery Clerk's Office of DeSoto County, Mississippi, and being in Section 23; Township 2 South; Range 7 West; thence south 89° 55' east 68.0 feet to a point; thence south 8° 17' west 90.93 feet to a point; thence north 89° 55' west 55.0 feet to the southeast corner of said Lot 221; thence north 0° 04' east 90.0 feet to the point of beginning and containing 0.13 acres more or less.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities,

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subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to the covenants, easements and setback lines as reflected on the Plat of said subdivision in Plat Book 14, Pages 38-44.

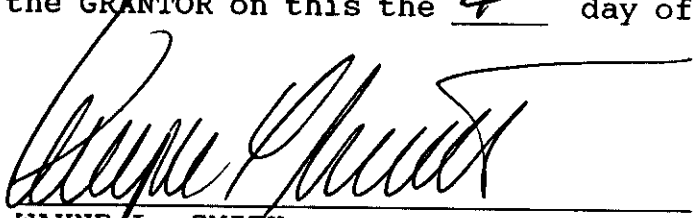
Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

The GRANTOR does hereby warrant that he is a non-resident of the State of Mississippi and that the aforescribed real property is no part or portion of his homestead.

Witness the signature of the GRANTOR on this the 4th day of

May, 1998.


WAYNE L. SMITH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 4th day of May, 1998, within my jurisdiction, the within named Wayne L. Smith, who acknowledged that he executed the above and foregoing instrument.

Patricia D. Pussan
NOTARY PUBLIC

My Commission Expires:

12-16-99

GRANTOR'S ADDRESS:

6815 Talisman Cove
Memphis, TN 38119
HOME PHONE NO.: 901-755-1427
WORK PHONE NO.: 901-795-3525

GRANTEE'S ADDRESS:

2220 Ashland
Southaven, MS 38671
HOME PHONE NO.: 601-393-0944
WORK PHONE NO.: 901-774-6860

Prepared by:

Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

Indexing Instructions: Tract 1: Lot 221, Sec. B, Bridgetown S/D

Tract 2: Unable to ascertain the quarter section. Please record in all four quarter sections S 23, T2S, R7W